



EXPLANATORY NOTE

BY-LAW 2020-101

A By-law to amend By-law 165-80, as amended 8400 Woodbine Avenue

Lands Affected

The proposed by-law amendment applies to a 1.24 ha. (3.07 ac.) property on the northwest corner of Woodbine Avenue and Perth Avenue, municipally known as 8400 Woodbine Avenue.

Existing Zoning

By-law 165-80, as amended, currently zones the subject lands as SC1 – Special Commercial One Zone.

Purpose and Effect

The purpose and effect of this By-law is to add more uses on the property including a commercial self-storage facility, retail stores, restaurants, a banquet hall and a warehouse.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



By-law 2020-101

A By-law to amend By-law 165-80, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 165-80, as amended, is hereby further amended as follows:

1.1 By adding the following subsection to Section 7 – EXCEPTIONS

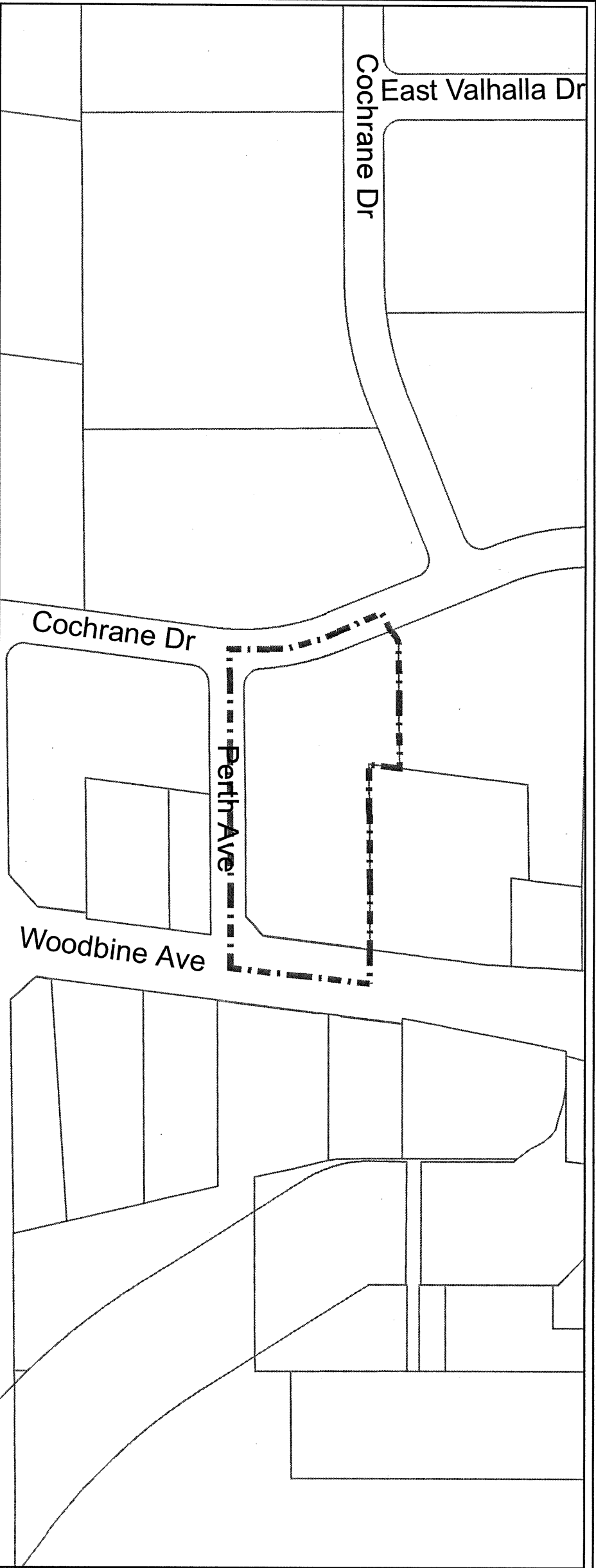
Exception 7.119	Emix Ltd. 8400 Woodbine Avenue	Parent Zone SC1
File PLAN 19 132742		Amending By-law 2020-101
Notwithstanding any other provisions of By-law 165-80, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-101. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section. For the purpose of this exception, any terms italicized refer to the defined terms within By-law 165-80 as amended.		
7.119.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	All of the uses permitted in Section 6.6.1 (SC1 – Special Commercial 1 Zone)	
b)	Commercial Self-Storage Facility	
c)	Retail Store	
d)	Restaurant	
e)	Banquet Hall	
f)	Warehouse	
7.119.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Parking standard for a commercial self-storage facility – 0.81 spaces per 100 square metres of net floor area	
b)	Maximum gross floor area for restaurants and banquet halls – 1000 square metres	
c)	Commercial self-storage facilities shall only be permitted within the existing building	

2. All other provisions of By-law 165-80, as amended, not consistent with the provisions of this by-law shall continue to apply.


Read a first, second and third time and passed on November 10, 2020.



Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 165-80
AMENDING BY-LAW 2020-101 DATED NOVEMBER 10 2020

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 MARKHAM DEVELOPMENT SERVICES COMMISSION



Drawn By: RT

Checked By: RC

DATE: 11/08/2020

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

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THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

